



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Minutes PLANNING COMMISSION

Bob Kinney - Chairman
Jay Davis, Ward 1
Frasure Hunter, Ward 2
Hicks Poor, Ward 3
Roy Vanderslice, Ward 4
Brenda McCrae, Ward 5
Stephen Diffley, Ward 7

Tuesday, August 2, 2016

6:00 PM

City Hall Council Chambers

Present: Bob Kinney, Jay Davis, Hicks Poor, Roy Vanderslice, Brenda McCrae and Stephen Diffley

Absent: Frasure Hunter

Staff:

Brian Binzer, Development Services Director
Rusty Roth, Planning & Zoning Manager
Shelby Winkles, Planning & Zoning Administrator
Daniel White, City Attorney
Ines Embler, Secretary to the Board

CALL TO ORDER & ROLL CALL:

Chairman Kinney called the August 2, 2016 Planning Commission Meeting to order at 6:00PM.

Mr. White, City Attorney, explained the rules and procedures used in conducting the public hearings.

MINUTES:

20160740

July 5, 2016 Regular Planning Commission Meeting Minutes

Review and Approval of the July 5, 2016 Regular Planning Commission Meeting Minutes.

Mr. Diffley made a motion, seconded by Mr. Poor to recommend approval of the Planning Commission Work Session and Planning Commission Meeting Minutes as submitted. The motion carried 6-0-0. Mr. Hunter was absent.

Approved and Finalized

Absent: 1
Vote For: 6
Vote Against: 0

OTHER BUSINESS:**20160825 Procedural Motion for incomplete items**

Chairman Kinney made a procedural motion. Planning Commission requests to Planning & Zoning Staff that items that are not complete be kept off of the agenda. It was seconded by Mr. Diffley. The motion carried 6-0-0.

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Approved and Finalized

Absent: 1
Vote For: 6
Vote Against: 0

REZONINGS/ANNEXATIONS/CODE AMENDMENTS:**20160670 Z2016-21 [SPECIAL LAND USE PERMIT] REPUBLIC SERVICES (CIVIL & ENVIRONMENTAL CONSULTANTS)**

Z2016-21 [SPECIAL LAND USE PERMIT] REPUBLIC SERVICES (CIVIL & ENVIRONMENTAL CONSULTANTS) for property in the corporate limits of the City of Marietta, Georgia in Land Lot 1005, District 16, Parcel 0220, 2nd Section, Marietta, Cobb County, Georgia, and being known 325 Marble Mill Road, only to alter the configuration of the parking lots, as shown on the attached site plan, for the existing waste transfer facility.

File number Z2016-21 was presented by Mr. Roth for a Special Land Use Permit for a trash disposal facility located at property known as 325 Marble Mill Road.

Mr. Jay Cameli with Civil and Environmental Consultants, is requesting a Special Land Use Permit for a trash disposal facility located at property known as 325 Marble Mill Road.

There was no opposition to this request.

The board members asked Mr. Cameli if he was aware of the recent fire and what the outcome was; what type of damage occurred at the property. Mr. Cameli stated that he was recently made aware of the fire and it's his understanding that the onsite folks are working with the City to remedy any runoff from the fire, but that is not part of his request here. He is not aware of the outcome.

The board members asked how many employees in the building and will the remodeling including adding more offices. Mr. Cameli said they are reconfiguring the inside to add more office cubes and create a more efficient layout and they will be

adding about 7 employees, which is equal to the number of spaces requested. He does not know how many employees are currently in the building.

The board members asked for clarification as to where the deck will be located. Mr. Cameli said the deck is off the southeast corner and will be more of an outdoor space for employees to go outside and eat and enjoy the outside. He approached the bench and showed the board members where the deck is located on the map.

The public hearing was closed.

Ms. McCrae made a motion to deny. No second was made. The motion died due to lack of a second.

Mr. Poor made a motion, seconded by Mr. Diffley to recommend approval as submitted strictly for the changes shown on the site plan. The motion carried 5-1-0. Ms. McCrae opposed.

Recommended for Approval as Stipulated

Absent: 1
Vote For: 5
Vote Against: 1

20160675

Z2016-22 [REZONING] TYLER CHANDLER HOMES, LLC

Z2016-22 [REZONING] TYLER CHANDLER HOMES, LLC is requesting the rezoning of 8.961 acres located in Land Lots 258, 259, 260, and 261, District 19, Parcels 0030, 2nd Section, Marietta, Cobb County, Georgia, and being known as 1400 Powder Springs Road from R-2 (Single Family Residential - 2 units/acre) to PRD-SF (Planned Residential Development - Single Family). Ward 2B.

File number Z2016-22 was presented by Mr. Roth for a request to rezone property known as 1400 Powder Springs Road from R-2 (Single Family Residential - 2 units/acre) to PRD-SF (Planned Residential Development - Single Family).

A public hearing was held.

Mr. Kevin Moore, Esquire at Moore, Ingram, Johnson & Steele, is requesting to rezone property known as 1400 Powder Springs Road from R-2 (Single Family Residential - 2 units/acre) to PRD-SF (Planned Residential Development - Single Family).

Mr. Moore stated that they spoke with many of the surrounding homeowners on Sunday and have worked out a new plan that would reduce the units per acre to eight (8) and seventy-two (72) total units, but they were unable to prepare the new site plan and proposal in time for the meeting. He requested that the Board approve the request with the condition that they will submit the new site plan to City Staff in time for the Council Meeting.

The board members expressed concern over his request as they are not being given the opportunity to review material in order to make an informed decision.

There were 6 (six) in opposition to this request, five (5) spoke.

Mr. Stephen Hamrick, Ms. Gwen Peel, Ms. Nancy Longshore, Mr. Darren Friberg opposed siting concerns over traffic, demographics and density.

Mr. Moore did not rebuttal.

Chairman Kinney asked Mr. Moore for his consent to table the request to the next Planning Commission meeting in order to allow time for the applicant to return with a complete package. Mr. Moore stated that he would have preferred that the case be approved this evening, but agreed to table the request to the next meeting.

The public hearing was closed.

Mr. Diffley made a motion, seconded by Ms. McCrae to table this request until the September 6, 2016 Planning Commission Meeting. The motion carried 6-0-0.

Tabled

Absent: 1

Vote For: 6

Vote Against: 0

20160676

Z2016-23 [REZONING] F & L INVESTMENTS, L.P.

Z2016-23 [REZONING] F & L INVESTMENTS, L.P. is requesting the rezoning of 5.674 acres located in Land Lots 728, District 17, Parcel 0050, 2nd Section, Marietta, Cobb County, Georgia, and being known as 2253 Northwest Parkway from LI (Cobb County) to LI (City). Ward 7A.

File number Z2016-23 was presented by Mr. Roth for a request to rezone property known as 2253 Northwest Parkway from LI (Cobb County) to LI (City).

A public hearing was held.

Mr. John Moore, Esq. of Moore, Ingram, Johnson & Steele is requesting to rezone property known as 2253 Northwest Parkway from LI (Cobb County) to LI (City).

There was no opposition to this request.

The board members asked questions about the previous tenant of the property and what his line of work was and why he needed so much parking. Mr. Moore stated that Mr. Fred Hannah is an attorney and that he had a big operation dealing with collection and that the parking was primarily used for staff parking.

The board members asked if the building is currently available for lease and who would be responsible for any remodeling when a new tenant moves in. Mr. Moore stated that the space is currently available and that he is not sure, but that typically the landlord offers the new tenant some kind of credit for renovations.

The public hearing was closed.

Mr. Vanderslice made a motion, seconded by Mr. Poor to recommend approval as submitted. The motion carried 6-0-0.

Recommended for Approval

Absent: 1
Vote For: 6
Vote Against: 0

20160677 A2016-03 [ANNEXATION] F & L INVESTMENTS, L.P.

A2016-03 [ANNEXATION] F & L INVESTMENTS, L.P. is requesting the annexation of property located in Land Lot 728, District 17, Parcel 0050 (also known as 2253 Northwest Parkway), of the 2nd Section, Cobb County, Georgia consisting of 5.674 acres. Ward 7A.

File number A2016-03 was presented by Mr. Roth for a request to annex property known as 2253 Northwest Parkway from LI (Cobb County) to LI (City).

A public hearing was held.

Mr. John Moore, Esq. of Moore, Ingram, Johnson & Steele, is requesting to annex property known as 2253 Northwest Parkway from LI (Cobb County) to LI (City).

There was no opposition to this request.

Mr. Kinney asked Mr. Moore if he is incorporating his previous remarks to this request and he affirmed.

There were no questions from the board members.

The public hearing was closed.

Mr. Diffley made a motion, seconded by Mr. Davis to recommend approval as submitted. The motion carried 6-0-0.

Recommended for Approval

Absent: 1
Vote For: 6
Vote Against: 0

20160681 CA2016-06 [CODE AMENDMENT]

CA2016-06 [CODE AMENDMENT] In conjunction with the requested annexation of property located in Land Lot 728, District 17, Parcel 0050, 2nd Section, Marietta, Cobb County, Georgia, and being known as 2253 Northwest Parkway, the City of Marietta proposes to designate the Future Land Use of said property as IW (Industrial Warehousing). Ward 7A.

File number CA2016-06 was presented by Mr. Roth for a Code Amendment in conjunction with the requested annexation of property located in Land Lot 728, District 17, Parcel 0050, 2nd Section, Marietta, Cobb County, Georgia, and being known as 2253 Northwest Parkway, the City of Marietta proposes to designate the Future Land Use of said property as IW (Industrial Warehousing).

A public hearing was held.

There was no opposition to this request.

Mr. Kinney asked Mr. Moore if he supports this request and he affirmed.

There were no questions from the board members.

The public hearing was closed.

Mr. Vanderslice made a motion, seconded by Mr. Poor to recommend approval as submitted. The motion carried 6-0-0.

Recommended for Approval

Absent: 1
Vote For: 6
Vote Against: 0

20160678

Z2016-24 [REZONING] WADE HOLDINGS, LLC

Z2016-24 [REZONING] WADE HOLDINGS, LLC is requesting the rezoning of 3.75 acres located in Land Lot 728, District 17, Parcel 0040, 2nd Section, Marietta, Cobb County, Georgia, and being known as 2255 Northwest Parkway from LI (Cobb County) to LI (City). Ward 7A.

File number Z2016-24 was presented by Mr. Roth for a request to rezone property known as 2255 Northwest Parkway from LI (Cobb County) to LI (City).

A public hearing was held.

Mr. John Moore, Esq. of Moore, Ingram, Johnson & Steele, is requesting to rezone property known as 2255 Northwest Parkway from LI (Cobb County) to LI (City).

There was no opposition to this request.

The board members asked what the timing of the new occupancy would be, where the painted and restored vehicles would be stored and if they have met all of the EPA requirements. Mr. Moore stated that this building is being renovated for an auto body shop by a certified Mercedes Benz Body and Paint Shop. They are currently under contract and ready to move forward, pending the decision of this request. He said he believes the vehicles will be primarily stored inside and that they will comply with all City and EPA regulations.

The public hearing was closed.

Mr. Vanderslice made a motion, seconded by Mr. Davis to recommend approval as submitted. The motion carried 6-0-0.

Recommended for Approval

Absent: 1
Vote For: 6
Vote Against: 0

20160679

A2016-04 [ANNEXATION] WADE HOLDINGS, LLC

A2016-04 [ANNEXATION] WADE HOLDINGS, LLC is requesting the annexation of property located in Land Lot 728, District 17, Parcel 0040 (also known as 2255 Northwest Parkway), of the 2nd Section, Cobb County, Georgia consisting of 3.75 acres. Ward 7A.

File number A2016-04 was presented by Mr. Roth for a request to annex property known as 2255 Northwest Parkway from LI (Cobb County) to LI (City).

A public hearing was held.

Mr. John Moore, Esq. of Moore, Ingram, Johnson & Steele, is requesting to annex property known as 2255 Northwest Parkway from LI (Cobb County) to LI (City).

There was no opposition to this request.

Mr. Kinney asked Mr. Moore if he is incorporating his previous remarks to this request and he affirmed.

There were no questions from the board members.

The public hearing was closed.

Mr. Diffley made a motion, seconded by Mr. Davis to recommend approval as submitted. The motion carried 6-0-0.

Recommended for Approval

Absent: 1

Vote For: 6

Vote Against: 0

20160680

CA2016-07 [CODE AMENDMENT]

CA2016-07 [CODE AMENDMENT] In conjunction with the requested annexation of property located in Land Lot 728, District 17, Parcel 0040, 2nd Section, Marietta, Cobb County, Georgia, and being known as 2255 Northwest Parkway, the City of Marietta proposes to designate the Future Land Use of said property as IW (Industrial Warehousing). Ward 7A.

File number CA2016-07 was presented by Mr. Roth for a Code Amendment in conjunction with the requested annexation of property located in Land Lot 728, District 17, Parcel 0040, 2nd Section, Marietta, Cobb County, Georgia, and being known as 2255 Northwest Parkway, the City of Marietta proposes to designate the Future Land Use of said property as IW (Industrial Warehousing).

A public hearing was held.

There was no opposition to this request.

Mr. Kinney asked Mr. Moore if he supports this request and he affirmed.

There were no questions from the board members.

The public hearing was closed.

Mr. Vanderslice made a motion, seconded by Ms. McCrae to recommend approval as submitted. The motion carried 6-0-0.

Recommended for Approval

Absent: 1

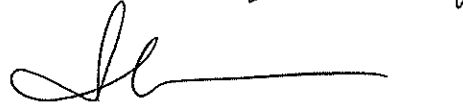
Vote For: 6

Vote Against: 0

ADJOURNMENT:

The August 2, 2016 Planning Commission Meeting adjourned at 7:11PM.


ROBERT W. KINNEY, CHAIRMAN


INES EMBLER, SECRETARY